



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**11 (aka 8) Earle Terrace (MBL 01-026-0014A)**

Steven Christopher applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-005):

**Special Permit:** To operate a motor vehicle service/repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot. . The property is located in an BL-1.0 (Business, Limited) zoning district. The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property with a maximum of eight vehicles allowed on site (Article IV, Section 2, Table 4.1, Business Use #15 & #16).

A public hearing on the application will be held on **Monday, May 15, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** May 1 & May 8 , 2023



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**2 Northboro Street (aka 298 Plantation Street) (MBL 17-025-04+05)**

Rodney Haddad applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-036):

- Special Permit:** To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Variance:** For relief from the minimum front-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum exterior side-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the maximum dimensional Floor to Area Ratio (FAR) in the RL-7 zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a ±2,979 SF building used as a dry cleaning business and a surface parking facility. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to operate a food service use and construct a ±2,979 SF second story addition with two (2) residential units.

A public hearing on the application will be held on **Monday, May 15, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** May 1 & May 8, 2023



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**39 & 41 Whitmarsh Avenue, 5 Leeds Street, and 47 King Philips Road (MBL 12-009-00019; 00006; 0005A)**

Worcester Community Housing Resources, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-041):

- Special Permit:** To allow a temporary shelter in an RG-5 zoning district. (Article IV, Section 2, Table 4.1, Residential Use #15 – Temporary Shelter)
- Special Permit:** To allow a professional office use in an RG-5 zoning district. Article IV, Section 2, Table 4.1, Business Use #19 – Office, Professional)
- Special Permit:** To allow a social hall with accessory food services activities in an RG-5 zoning district.(Article IV, Section 2, Table 4.1, General Use #18 Recreational/service facility (non-profit))

Presently on the premises is a church campus consisting of two separate structures. The main structure operates as a church and the secondary structure operates as a single-family detached dwelling (parsonage). On 5 Leeds Street and 47 King Phillips Road is an associated surface parking lot. The properties are located within an RG-5 (Residence, General) zoning district. The applicant seeks to continue to operate a church and renovate the main structure to provide offices, a six (6) unit temporary shelter, and a community social hall with an accessory kitchen use. The applicant intends to continue to use the parking at 5 Leeds Street and 47 King Philips Road for the variety of uses at 39 and 41 Whitmarsh Avenue.

A public hearing on the application will be held on **Monday, May 15, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES: May 1 & May 8, 2023**



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**12 & 12½ Benefit Street (MBL 06-030-00001; 00002)**

Stephen Boiquaye applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-040):

**Variance:** For relief from the minimum off-street parking requirements (Article IV, Section 7, Table 4.4)

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9).

Presently on the premises of 12 Benefit Street is a three-family detached dwelling and on the premises on 12.5 Benefit Street is a two-family detached dwelling. The properties are located in an RG-5 (Residence, General) zoning district. The applicant seeks to renovate the interior of the structure to add three (3) dwelling units to convert the structure at 12 Benefit Street to a low-rise multi-family dwelling.

A public hearing on the application will be held on **Monday, May 15, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** May 1 & May 8, 2023



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**365 Shrewsbury Street (MBL 16-022-00010)**

DJR Properties LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-006):

**Special Permit:** To allow a non-residential use (Business Use #26 – Retail sales) in the MG-2.0 zoning district (Article IV, Section 2, Table 4.1)

Presently on the premises at 365 Shrewsbury Street is a two-story office building with three (3) off street parking spaces. The property is located within the MG-2.0 (Manufacturing, General) zoning district, CCOD-S (Commercial Corridors Overlay District – Shrewsbury Street Parking Subarea), and USOD (Union Station View Corridor Sign Overlay District). The applicant seeks to change the use from business-only to retail (1<sup>st</sup> floor) and associated office (2<sup>nd</sup> floor).

A public hearing on the application will be held on **Monday, May 15, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred) or (508) 799-1400 x 31440

**ADVERTISING DATES:** May 1 & May 8, 2023